



TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES FEBRUARY 13, 2013

PRESENT: Chairman Sean Kelly, Gilbert Gamboa, and Alternate Stefanie Cunningham

ABSENT: Vice Chairman Chris Todd, David Hurley, Stanislav Moline

STAFF

PRESENT: Lisa Houlihan, Assistant Town Planner/Wetland Agent and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Chairman Kelly called the EDC meeting to order at 7:08 p.m.

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS: NONE

IV. UNFINISHED BUSINESS:

1. Report: C-PACE Program (Commercial Property-Assessed Clean Energy)

Lisa Houlihan, Assistant Town Planner, summarized where the Commission stood since the last meeting. She noted that she sent an email to 8 local businesses explaining the C-PACE Program and asked for feedback as to whether they would want to become part of the program if it was to be enacted. She noted she had gotten responses from 2 of them. One was a multi family business owner and the other a manufacturing company which she felt was a good contrast. Ms. Houlihan reviewed those emails with the Commission.

Discussion ensued.

Chairman Kelly thought it would be a good idea to re-evaluate this matter after we have received more feedback from the other email recipients.

NO MOTIONS OR DECISIONS

2. Report: Tax Abatement – Comments From Attorney Ryan Regarding EDC Proposed Amendments to the Tax Abatement Program.

Ms. Houlihan provided the Commission with a copy of the proposed Tax Abatement Policy and a copy of a letter written to Maurice Blanchette, First Selectman, from Atherton Ryan, Town Attorney, dated 1/23/13, regarding the proposed changes to the Policy by the Commission and his suggestions regarding those changes.

Ms. Houlihan also discussed with the Commission an email from Cindy Roman, Assessor, regarding what the Commission meant by tax assessment analysis. The commission discussed that the analysis would look at what they would pay if they were not eligible for the tax assessment and what they would pay when they are eligible for the tax assessment and how long it would take to recapture the loss in taxes from granting the abatement.

The Commission discussed additional changes to the draft amendments to the Abatement Policy and asked Ms. Houlihan to send the revisions to the Board of Selectmen for approval.

BY CONSENSUS, THE COMMISSION ASKED THAT THE REVISIONS TO THE TAX ABATEMENT PROGRAM AS DISCUSSED BE SENT TO THE BOS FOR APPROVAL.

3. Report: Agricultural Initiatives

Nothing new to report.

NO MOTIONS OR DECISIONS

4. Report: Business Directory

Ms. Houlihan reported that Vice Chairman Todd was in touch with her although he was not able to make tonight's meeting to say that he would still help write a narrative for GoLocal. She provided the Commission with a graph of the past 5 year budgets for the Commission. The Commission reviewed and discussed what they could live without to make room for GoLocal and provide a zero percent increase. They are hopeful that with the changes the budget for the EDC will be approved.

Ms. Houlihan then gave the dates for the Budget meetings of the Board of Selectmen and Board of Finance asking that Commissioner's be present at those meetings. Chairman Kelly and Commissioner Gamboa will attend.

NO MOTIONS OR DECISIONS

5. Report: Business Surveys and Site Visits

Nothing new to report.

NO MOTIONS OR DECISIONS

6. Report: Tax Incentive Programs

NO MOTIONS OR DECISIONS

7. Report: Current Economic Activity

Ms. Houlihan reported that Deer Valley North, LLC is in the process of obtaining approvals for new apartment buildings at property located at 160 Windermere Ave.

NO MOTIONS OR DECISIONS

V. ADMINISTRATIVE BUSINESS:

1. Approval of the January 9, 2013, regular meeting minutes.

MOVED (GAMBOA), SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 9, 2013 MEETING MINUTES AS WRITTEN.

2. Correspondence:

- a. Letter to Debra Morrell, Bureau of Energy and Technology Policy (DEEP) from Robert Phillips, dated 2/5/13. (Legislation to Facilitate Greater Availability of Natural Gas for Connecticut Homes and Businesses.)

Ms. Houlihan explained that Ms. Morrell of Bureau of Energy and Technology Policy (DEEP) was asking for support again this year as it did last year and the Commission was provided with the letter of support from the planning department.

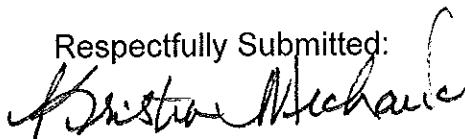
- b. CBA Education and Training/Planning & Zoning.(CT Land Use Law for Municipal Land Use Agencies, Boards and Commissions)

SO NOTED

IV. ADJOURNMENT:

MOVED (GAMBOA), SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:04 P.M.

Respectfully Submitted:



Kristin Michaud
Recording Secretary